

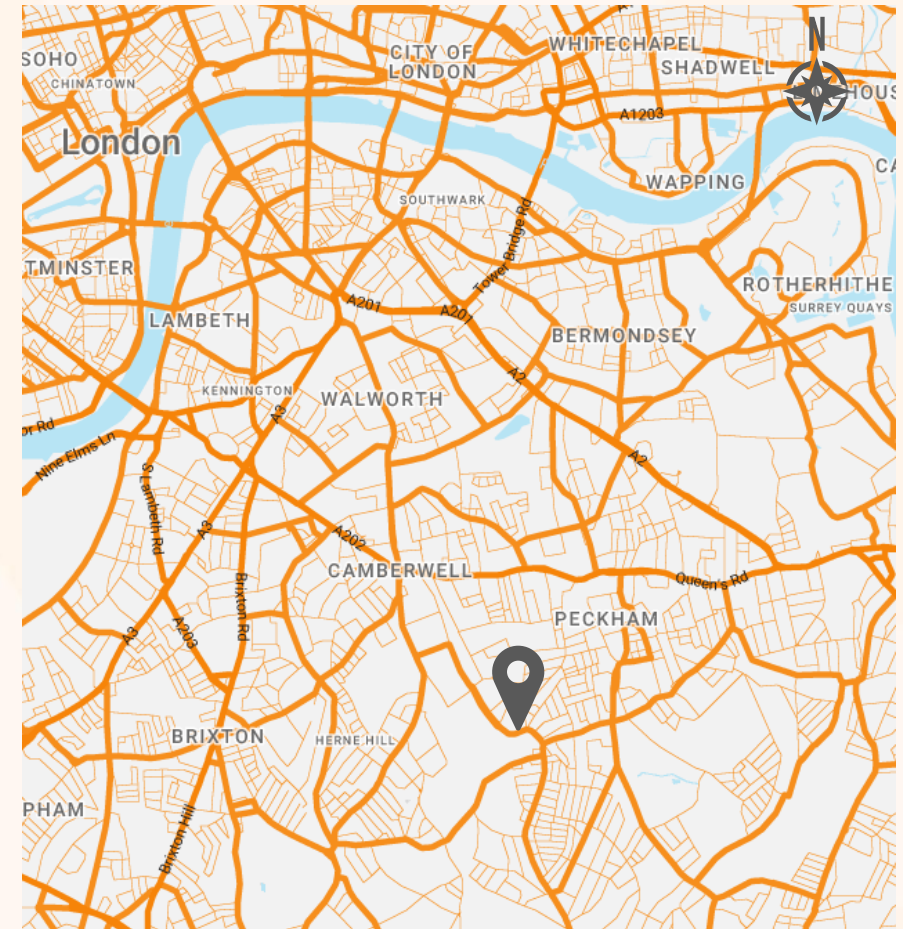
FORMER GIBBS & DANDY EAST DULWICH

0.56 ACRE FREEHOLD OPPORTUNITY



GROVE VALE, CAMBERWELL, SE22 8EQ

HARVEY SPACK FIELD



KEY HIGHLIGHTS:

- Extends to 0.56 acres.
- The site was formerly occupied by Gibbs & Dandy as a Builders Merchant.
- Located in Dulwich with close proximity to East Dulwich Station.
- Redevelopment potential - subject to planning consent.
- Allocated for residential use under the Southwark Local Plan (NSP39).
- Preference for unconditional offers.



INTRODUCTION:

On Behalf of Stark UK Property Holdings Ltd, Harvey Spack Field is pleased to the freehold interest (with vacant possession) of the former Gibbs & Dandy, 65-71 Grove Vale, London SE22 8EQ (hereafter referred to as 'the Property').

The method of disposal is by informal tender.

Offers are invited on an unconditional and subject to planning basis. Preference will be given to clean bids and to parties who can clearly demonstrate that they have undertaken full analysis of the site and understood all of the obligations to be placed upon them.

LOCATION:

The site is located in East Dulwich, South East London, in the London Borough of Southwark. It forms the eastern part of Dulwich, with Peckham to the east and Camberwell to the north. The site is located 170m from East Dulwich Station with excellent access to amenities along Lordship Lane.

DESCRIPTION:

The property comprises a Former Builders Merchant and yard comprising 0.56 acres. There are two warehouses on site which extend to a total of c. 10,723 sq ft.

PLANNING:

The Property falls within the planning jurisdiction of Southwark Council. The statutory plan covering planning policy and development control for the area is the Southwark Plan 2022, adopted 23 February 2022. The site is within the Kwik Fit and Gibbs and Dandy, Grove Vale Site allocation for mixed use development (Policy NSP39 refers to the site).

The Property does not fall within a conservation area.

TENURE:

The Property is offered freehold with vacant possession. The Property is registered under title number LN84564. A copy of the land registry documentation can be provided upon request.

RIGHTS OF WAY:

The Property will be sold subject to and with the benefit of all rights, covenants, agreements and declarations affecting the Property.

BIDS:

Offers are invited on an unconditional and subject to planning basis. Preference will be given to clean bids and to parties who can clearly demonstrate they have undertaken full analysis of the Property and understood all the obligations to be placed upon them.

BID SUBMISSIONS:

The following is to be submitted as part of any bid: Confirmation that the offer is either unconditional or subject to planning; Proof of funding; Details of proposed scheme; Confirmation that a 10% non-refundable deposit will be paid on exchange of contracts; Confirmation of s106 and CIL assumptions; Outline of board approval process; Details of Solicitors to be instructed; Detailed of anticipated purchase timetable; Details of track record and any nearby land interests; Purchaser to provide a legal undertaking to cover reasonable abortive legal costs.

FURTHER INFORMATION

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vendors or lessors of this property whose agents they are, give notice that:

(1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. (2) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (3) This property is offered subject to contract and, unless otherwise stated, all rents are quoted exclusive of VAT. (4) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required.

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